

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 5

Property ID: R22164

Property Information

property address: 101 S TEXAS AVE  
legal description: CITY OF BRYAN, BLOCK 40, LOT 6,7  
owner name/address: BOEGNER, JOHN  
% A&B SELF STORAGE  
1701 N EARL RUDDER FWY  
BRYAN, TX 77803-5167  
full business name: Advantage Rent & Car  
land use category: Comm - Retail type of business: Car Rental Service  
current zoning: C2 occupancy status: Occ  
lot area (square feet): 11500 frontage along Texas Avenue (feet): 115  
lot depth (feet): 100 sq. footage of building: 3234  
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

# of buildings: 1 building height (feet): 15 # of stories: 1  
type of buildings (specify): Concrete

building/site condition: 3

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) rear

fr = 34 / str side = 56 / prop side = 8 / rear = 0

approximate construction date: accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) Pipe fence, car port  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use

# of signs: 1 type/material of sign: Metal

overall condition (specify): Good

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 18

lot type: ☒ asphalt ☐ concrete ☐ other \_\_\_\_\_

space sizes: 18 sufficient off-street parking for existing land use: ☐ yes ☒ no

overall condition: Patched, faded stripes / Sincerely

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

### Curb Cuts on Texas Avenue

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☒ yes ☐ no  
if yes, which ones: Both, not in use

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

### Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: Minimal

### Outside Storage

☒ yes ☐ no (specify) Cars  
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

### Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

### Other Comments:

Pressure being on corner